

QUARTERLY PROGRESS REPORTS
Chugachmiut Dental Clinic/Training Facility
Project Number: 0033-DC-2001-115

APR 29 2003

Submitted to:

Joel Neimeyer, P.E., Project Manager
Denali Commission
510 L Street, Suite 410
Anchorage, Alaska 99501

Michelle — file

Report Submitted by:

Gerald Pilot, Project Manager
Chugachmiut
4201 Tudor Centre Dr., Suite 210
Anchorage, Alaska 99508

Date of Report:

04/28/03

Period of Report:

01/01/03 – 03/31/03

Summary of Activities:

The project scope was to design and construct/renovate 5,057 square feet space in the Orca Building in Seward, Alaska. The structure will house a Regional Dental Clinic, a multi-purpose Community Health Aide (CHAP) program, Disease Prevention/Health Education and Dental Health Aide (DHA) Training Center program, and other health care services. The construction grant amount was \$304,750, and the total project cost is \$331,000. Construction began in November 2002 and was substantially completed by March 31, 2003. The construction contract was procured through an open bid process.

We have a pending request under consideration to amend the Award Agreement to provide Chugachmiut additional grant funds to cover some of the construction cost variances that were derived from the actual construction costs for the project. We anticipate a positive determination of this request during the current quarter.

The request is to amend the original Project Award to cover the construction shortfall of approximately \$360,000 for the project. Chugachmiut has committed the necessary construction funds to construct the project as designed. We continue to pursue supplemental grant funding from the Denali Commission, as well as other sources, to cover the construction variance.

Accomplishment to date:

Construction of the project continued during the quarter and was substantially complete at March 31, 2003. Through the current date, the construction and the final inspections have

been completed. A *Certificate of Occupancy* was issued by the City of Seward. A final payment was made to the construction contractor, Blazy Construction, on April 22, 2003. Construction of the Chugachmiut Dental/Training Facility was in accordance to the architectural design approved by the Denali Commission Project Manager.

The construction project in Seward was made up of four activities: 1) The Dental/Training Facility Project; 2) The Chugach Repository and Museum Project; 3) The Back-up Generator/Fuel Tank System; and, 4) The Sprinkler System throughout the Building. The total cost of construction is approximately \$1,021,123. The base cost of construction for the Dental Project is \$664,386 and is made up of \$632,886 for construction and \$31,500 for construction management. We have been awarded \$304,750 of construction grant funds for this project. This leaves a difference of \$359,636 that we have committed to get this portion of the project constructed. This is a major commitment by this organization.

Other Issues:

Since this grant covers expenditures for construction only and not architectural design, we paid the cost for design through other organizational funds. We have also re-budgeted the \$15,000 of organizational in-kind for construction administration into construction. We have used the entire \$304,750 in awarded grant funds for construction.

An on-going issue that we are still evaluating is water leaks in the Orca Building. During the early construction in December 2002 it became evident that we had water leaks around the windows on the north side of the building. We have discussed the issue with the architect, contractor, and other construction specialists, in effort to come up with an effective plan to correct the problem. Our plan at this point is to proceed concurrently with an investigation and construction process to fix the problem. It is our intent to proceed with the contract and complete the scope of work in the next two months.

Attachments:

- 1) A *Financial Status Report* of April 25, 2003 is attached that shows that the base grant of \$304,750 was drawn down and expended during the construction period.
- 2) Attached are two documents: 1) A *Certificate of Substantial Completion*, and 2) *Certificate of Occupancy*. These two documents show proof that the project is completed as designed.
- 3) Attached are photographs of the construction on the project. A short description of the location in the photos is provided in the cover page.

CERTIFICATE OF SUBSTANTIAL COMPLETION

AIA DOCUMENT G704

(Instructions on reverse side)

OWNER ☒
ARCHITECT ☐
CONTRACTOR ☐
FIELD ☐
OTHER ☐

PROJECT:

(Name and address)

Seward Repository and Dental Project
Seward, AK

TO OWNER:

(Name and address)

Chugachmiut
4201 Tudor Centre Dr., Suite 210
Anchorage, AK 99508

PROJECT NO.: 0108.00

CONTRACT FOR: General Construction
CONTRACT DATE: November 2002

TO CONTRACTOR:

(Name and address)

Blazy Construction
44539 Sterling Highway, Suite 211
Soldotna, AK 99669

DATE OF ISSUANCE:

PROJECT OR DESIGNATED PORTION SHALL INCLUDE:

Entire Project

The Work performed under this Contract has been reviewed and found, to the Architect's best knowledge, information and belief, to be substantially complete. Substantial Completion is the stage in the progress of the Work when the Work or designated portion thereof is sufficiently complete in accordance with the Contract Documents so the Owner can occupy or utilize the Work for its intended use. The date of Substantial Completion of the Project or portion thereof designated above is hereby established as

March 20, 2003
which is also the date of commencement of applicable warranties required by the Contract Documents, except as stated below:

A list of items to be completed or corrected is attached hereto. The failure to include any items on such list does not alter the responsibility of the Contractor to complete all Work in accordance with the Contract Documents.

Paul Daugherty
ARCHITECT

BY

3/31/03
DATE

The Contractor will complete or correct the Work on the list of items attached hereto within (18) Eighteen days from the above date of Substantial Completion.

Randall Nelson
CONTRACTOR

BY

4-02-03
DATE

The Owner accepts the Work or designated portion thereof as substantially complete and will assume full possession thereof at (time) on April 4, 2003 (date).

Lora Johnson
OWNER

BY

4/11/03
DATE

The responsibilities of the Owner and the Contractor for security, maintenance, heat, utilities, damage to the Work and insurance shall be as follows:

(Note—Owner's and Contractor's legal and insurance counsel should determine and review insurance requirements and coverage.)

Transfer of responsibility for the above from Contractor to Owner
on April 4, 2003 at 5:00 PM.



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P.O. BOX 167
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- Main Office (907) 224-4050
- Police (907) 224-3338
- Harbor (907) 224-3138
- Fire (907) 224-3445
- Fax (907) 224-4038

CERTIFICATE OF OCCUPANCY

IT IS HEREWITH CERTIFIED THAT A FINAL
INSPECTION OF THE WORK AUTHORIZED BY
BUILDING PERMIT NO. 2001-52

ISSUED TO **CHUGACHMUIT, INC**
Blazy Construction - Contractor

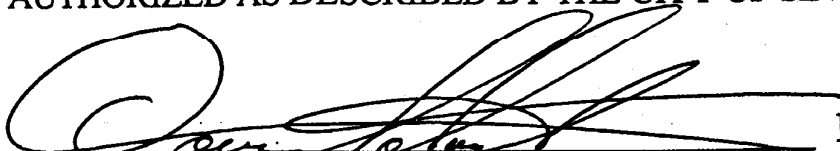
FOR THE BUILDING OR STRUCTURE LOCATED AT
AND DESCRIBED AS:

ORCA BUILDING
Tenant Improvements
201 Third Avenue

HAS BEEN PERFORMED

And the described work complies with the provisions and requirements of the City of Seward Code Chapter 12, and all applicable codes referenced therein, for the group and division of occupancy and the use for which the proposed occupancy is classified.

USE AND OCCUPANCY OF THE ABOVE BUILDING OR STRUCTURE IS HEREBY
AUTHORIZED AS DESCRIBED BY THE CITY OF SEWARD - BUILDING DIVISION.


BUILDING OFFICIAL

DATE 4-15-03
CITY OF SEWARD, ALASKA